

The Hines | Smith | Georgetown Team Profile

Archstone-
Smith

Other Significant Projects

Ballston Place Apartments Arlington, VA

Type: \$49 million residential project in Ballston, near Metro, which contains 423,000 SF of apartment units, 233,000 SF of condominiums and a 3.5 level parking garage. The residential tower was successfully incorporated into a larger mixed-use project.

Liberty Place Boston, MA

Type: \$125 million 28-story apartment tower developed in the Washington Street commercial corridor in Boston that provided 675,000 SF of rental units, 7,000 SF of retail and a 471 car parking garage.

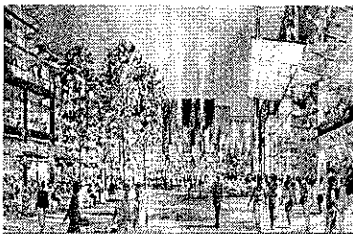
One Superior Place Chicago, IL

Type: \$110 million 52-story luxury apartment building developed at State and Superior Street on Chicago's north side. It was first newly constructed rental high-rise building of the decade in downtown Chicago. The project included 750,000 SF of rental units, 52,000 SF of retail and a 876-car parking garage.

Arlington Courthouse Plaza Arlington, VA

Type: \$127 million mixed-use project developed at the center of the Rosslyn-Ballston corridor. The project includes 334,000 SF of apartments, 530,000 SF of office towers, 80,000 SF of retail, an 8-plex theater and a parking garage for 2000 cars.





The Hines | Smith | Georgetown Team Profile

Bundy
Development
Corporation

Other Significant Projects

1320 13th Street, NW Washington, DC

Type: \$5,200,000 19 unit residential apartment building located five blocks north of the McPherson Square Metrorail stop. This building contains residential, loft-style units with hard or soft finishing options that would leave exposed duct work and concrete walls or enclose them for a more traditional look.

The Castle 1306 O Street, NW Washington, DC

Type: \$2,300,000 12 condominium plus one townhouse unit located on the southern rim of Logan Circle. The last large building on the circle to be restored, it is six blocks north of the McPherson Square Metro. The Castle was actually designed as four separate single-family homes with addresses on 13th Street, O Street and Vermont Avenue respectively and the towers and bays of these original buildings define the unique spaces of each luxury unit.

The
Neighborhood
Development
Corporation

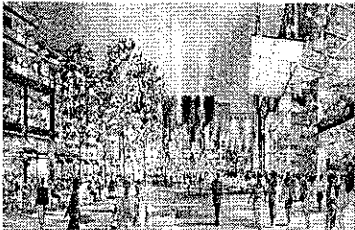
1427 Chapin Street, NW Washington, DC

Type: \$2,675,698 gut renovation of 18 unit Victorian-era residential building. The building is located within walking distance to Metro. Historic exterior elements of the original building have been carefully preserved while the interior has been completely upgraded for modern living. The building is located in the revitalizing Columbia Heights neighborhood.

604-610 Longfellow Street, NW Washington, DC

Type: \$5,875,037 63-unit condominium and rental apartment complex, currently undergoing a moderate renovation of the modern style residential buildings constructed in the mid 1960's. The complex is located in Brightwood, a quiet neighborhood just south of Missouri Avenue, NW.





The Hines | Smith | Georgetown Team Profile

Foster &
Partners

Project Summary

More London Masterplan & City Hall, Southwark, England



Architect: Foster & Partners

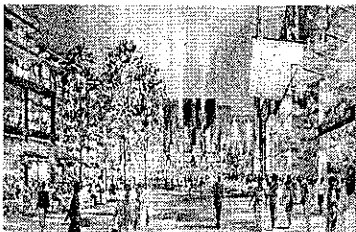
Location: A mixed-use development created on the south bank of Thames River between London and the Tower Bridges.

Description: The project is a prime example of public/private partnership that includes a new City Hall, reclamation of an underused portion of the city, and the inclusion of new commercial and mixed-use spaces.

Uses:	City Hall:	130,000 SF	
	Office:	1,050,000 SF	
	Hotel:	140,000 SF	225 rooms
	Retail:	<u>40,000 SF</u>	
	Total:	1,360,000 SF	

Features: Extensive landscaping, trees and the creation of water features to create a lively and congenial social environment surrounding the shops and offices.





The Hines | Smith | Georgetown Team Profile

Foster &
Partners

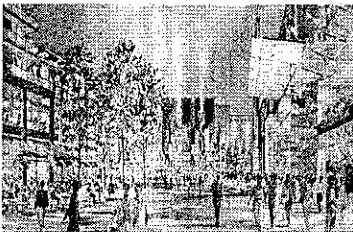
Project Summary

Nimes Master Plan & Carre D'Art



- Architect:** Foster & Partners
- Location:** A new cultural center and city square in the heart of downtown Nimes, France.
- Description:** Design of a new cultural center that contains both an audiovisual library and a gallery for painting and sculpture, uniting the visual arts with the world of technology.
- Uses:** 195,000 SF Cultural Center
- Features:** The Carre d'Art is a powerful demonstration of the way in which a building project, linked to urban planning initiatives, can help to regenerate the wider fabric of a city. The creation of major public space was an integral part of the project.





The Hines | Smith | Georgetown

LSDBE Commitments

Partnership Experience

Collaborative venture that combines a publicly held REIT (Archstone-Smith) with a large privately held developer (Hines Interests), with two local LSDBE real estate firms (Bundy Development Corporation and The Neighborhood Development Company) that have proven development experience in building condominiums. The Hines/Smith/Georgetown has retained as the LSDBE consultant to implement the LSDBE contracting and community plan, L.S. Caldwell & Associates, which has extensive local project experience in administering venture LSDBE compliance program.

Equity Ownership Participation

20% LSDBE ownership across all project use components including the retail, residential rental (apartments), office and related parking. 33% LSDBE ownership in the residential for-sale (condominium) component of the project. LSDBE equity to be funded on a pari-passu basis from Bundy Development Corporation and The Neighborhood Development Company.

Contracting Plan

- 51% participation in professional services, construction management and construction trade subcontracting.
- 51% District resident new hires for jobs created by the project.
- Commitment to form eight (8) LSDBE joint venture relationships.
- 100% apprenticeship program participation of contractors with schedule of values in excess of \$500,000.

